



Local Planning Solutions

Knowledge, Experience, Results

August 25, 2020

TO: Andrew Boughan, Thurston County

FROM: Gary Cooper, Local Planning Solutions

RE: Johnson Development Code Amendment

Below please find our proposal to specifically amend the Thurston County development codes to allow commercial smokehouses in the rural areas. I have attempted to address all the areas of the code that would be triggered for reviewing commercial smokehouses as a Special Use. In addition, I have taken a stab at adding a definition of commercial smokehouse to the definitions section, though you may not feel that is necessary. Simply trying to cover all bases.

I have borrowed from some of the standards for Neighborhood Convenience, as that use seems to be the closest to what we are proposing. After your review, please let me know if you think the proposed language needs to be revised, or if there are other areas of the code that need to be addressed.

20.03.040 - Defintions

22.1 “Commercial Smokehouse” means a wholesale facility that flavors, browns, cooks, or preserves cured food products by exposing them to smoke from burning or smoldering material, usually wood.

20.54 - Table 1

Use		R 1/20	R1/10	R 1/5	RRR 1/5	RR 1/5			
7.5	Commercial Smokehouse	X	X	X	X	X			

20.54.070 – Use-Specific Standards

7.5 Commercial Smokehouses.

- a. Minimum lot size – two acres;
- b. Maximum building size – eight thousand square feet;
- c. Maximum number of employees – sixteen.
- d. Maximum coverage by hard surfaces – eighty-five percent (also see Chapter 20.07);



- e. Open space – fifteen percent;
- f. Landscaping as required by Section 20.45.040;
- g. Parking as required by Section 20.44.030 (1)(f)(i) – warehouse and wholesale;
- h. No off-site signage is permitted;
- i. No on-site sales are permitted;
- j. No outside storage of equipment or materials shall be permitted unless screened or fenced so as to not be visible from streets and neighboring properties;
- k. Permitted secondary uses – single family residential.